



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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April 05, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#1

May 24, 2016

Lori Glasgow
LORI GLASGOW
EXECUTIVE OFFICER

Dear Supervisors:

**STREET LIGHTING DISTRICTS
PROPOSE TRANSFER OF TERRITORY FROM TAX ASSESSMENT ZONE B TO
TAX ASSESSMENT ZONE A WITHIN COUNTY LIGHTING MAINTENANCE
DISTRICT 10045 AND LA MIRADA ZONE B TO LA MIRADA ZONE A WITHIN
COUNTY LIGHTING DISTRICT LANDSCAPING AND LIGHTING ACT-1
FOR APPROVED TENTATIVE SUBDIVISION TERRITORY
CITY OF LA MIRADA
(SUPERVISORIAL DISTRICT 4)
(3 VOTES)**

SUBJECT

This action is to transfer territory known as L 039-2015 located in the City of La Mirada from Tax Assessment Zone B, unlighted zone, to Tax Assessment Zone A, lighted zone, within County Lighting Maintenance District 10045 and La Mirada Zone B to La Mirada Zone A within County Lighting District Landscaping and Lighting Act-1.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act for the reason stated in this letter and record of the action.
2. Adopt the Resolution of Intention to Transfer Approved Tentative Subdivision Territory From Tax Assessment Zone B to Tax Assessment Zone A within County Lighting Maintenance District 10045 and La Mirada Zone B to La Mirada Zone A within County Lighting District Landscaping and Lighting Act 1 and Order the Levying of Assessments within the Transferred Territory for Fiscal Year 2016-17. The territory and boundary proposed for transfer from Zone B to Zone A is identified on the diagram.

3. Set a date for a public hearing regarding the proposed transfer of territory and the levying of annual assessments based on the Fiscal Year 2015-16 Annual Engineer's Report, which establishes assessments based on land use type for all zones within County Lighting District Landscaping and Lighting Act-1 for street lighting purposes, with an annual base assessment rate for a single-family home of \$20 for La Mirada Zone A. The base rate assessment of \$20 for La Mirada Zone A represents a \$19 increase over the current \$1 base assessment rate for La Mirada Zone B.
4. Instruct the Executive Officer of the Board of Supervisors to cause notice of the public hearing by mail at least 45 days prior to the scheduled public hearing date of May 24, 2016, pursuant to section 53753 of the California Government Code. The mailed notice will include assessment ballots.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:

1. Find that the transfer of territory and increased assessments are for the purpose of meeting operating expenses; purchasing supplies, equipment, or materials; meeting financial reserve needs and requirements; and obtaining funds for capital projects, including the operation and maintenance of streetlights necessary to maintain service within the transferred territory.
2. Order the tabulation of assessment ballots submitted, and not withdrawn, in support of or in opposition to the proposed assessments.
3. Determine whether a majority protest against the proposed transfer of territory or increased assessment exists.
4. Make a finding terminating the proposed transfer of territory and increased assessments if a majority protest exists and refer the matter back to the Department of Public Works.
5. If there is no majority protest against the transfer of territory or increased assessments, adopt the Resolution Ordering the Transfer of Territory from Tax Assessment Zone B to Tax Assessment Zone A within County Lighting Maintenance District 10045 and La Mirada Zone B to La Mirada Zone A within County Lighting District Landscaping and Lighting Act-1, Confirming a Diagram and Assessment, and the Levy of Assessments within the Transferred Territory for Fiscal Year 2016-17, either as proposed or as modified by the Board.

The proposed transfer of territory shall not become effective unless the final subdivision map is approved and recorded with the Registrar-Recorder/County Clerk. The adoption of the Resolution Ordering the Transfer of Territory shall constitute the levying of increased assessments in Fiscal Year 2016-17.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of these recommended actions is to: (1) find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines; (2) approve transfer of territory known as L 039-2015 from Tax Assessment Zone B to Tax Assessment Zone A within County Lighting Maintenance District (CLMD) 10045 and La Mirada Zone B to La Mirada Zone A within County Lighting District (CLD) Landscaping and Lighting Act 1 (LLA-1) (collectively, the CLDs);

and (3) levy increased assessments in Fiscal Year 2016-17 on each lot or parcel lying within the proposed transferred territory based on land-use categories that designate usage units on the basis of benefits received.

The City of La Mirada Municipal Code requires the installation of a street lighting system by a developer. The City of La Mirada has requested the transfer of territory from the unlighted portion of CLMD 10045 and CLD LLA-1 (Tax Assessment Zone B and La Mirada Zone B) to the lighted portion of CLMD 10045 and CLD LLA-1 (Tax Assessment Zone A and La Mirada Zone A) due to the installation of streetlights within this territory.

Implementation of Strategic Plan Goals

These actions will further the County's Strategic Plan Goals of Operational Effectiveness/Fiscal Sustainability (Goal 1) by ensuring the continuation of services to maintain the lighting districts and appurtenant improvements that benefit those who live within the districts. These actions are consistent with Community Support and Responsiveness (Goal 2) by establishing assessments to provide the funding necessary for the operation and maintenance of the lighting districts and appurtenant facilities that benefit the properties within the districts. In addition, this action is consistent with Integrated Services Delivery (Goal 3) by maintaining lighting services to provide for the delivery of a customer-oriented municipal service for the convenience of the benefiting public, which improves the quality of life in the County.

FISCAL IMPACT/FINANCING

Sufficient funds are included in the CLMD 10045 Zone A (Fund FK6) Fiscal Year 2015-16 Budget to fund the costs for operation and maintenance of the streetlights within the transferred territory, estimated to be \$912.

In subsequent years, the ongoing operation and maintenance costs of the streetlights within the transferred territory will be funded by the CLMD's share of ad valorem property taxes, supplemented by assessments annually approved by the Board from property owners within the transferred territory.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The City of La Mirada has executed Resolution 15-19 granting consent and jurisdiction to the County of Los Angeles in the matter of the transfer of territory for L 039-2015 from Tax Assessment Zone B to Tax Assessment Zone A within CLMD10045 and La Mirada Zone B to La Mirada Zone A within CLD LLA-1. A copy of this resolution is enclosed.

New developments are typically required to provide street lighting in accordance with applicable subdivision, planning, and zoning ordinances as a condition of approval. The California Streets and Highways Code sections 5821.3 and 22608.2 provide that a territory owned by a subdivider subject to said ordinance may be formed or annexed into an assessment district, without notice and hearing, or filing of an Engineer's Report, or both. The City of La Mirada Municipal Code requires street lighting improvements by a subdivider. The posting and publishing requirements and filing of an Engineer's Report for the transfer of territory is, therefore, not required.

However, the procedures for levying new or increased assessments previously authorized by the Board under California Government Code section 53753, including the distribution, receipt, and tabulation of ballots at a public hearing, are required. The transfer of territory and the levying of the increased assessment will not occur if the weighted majority of ballots returned are opposed to the assessment.

The enclosed Resolution of Intention must be adopted to set a date for the required public hearing. The Board, at the close of the public hearing, may delay its determination regarding the transfer of territory and levying assessments until a later date, continue the public hearing to receive further testimony, or make a determination regarding the transfer and/or assessments.

The Landscaping and Lighting Act of 1972 (California Streets and Highways Code section 53753) provides for the assessment of street lighting costs against the benefited properties within CLD LLA-1 by any formula or method that fairly distributes the costs among all assessable lots or parcels in proportion to the estimated benefits to be received by each lot or parcel.

A method of distributing the street lighting costs based on land use was approved by the Board on May 22, 1979, and amended on July 22, 1997, to include government-owned or -leased parcels.

The same distribution method was used to compute the Fiscal Year 2015-16 base assessment rates for each zone within CLD LLA-1 as shown in the Fiscal Year 2015-16 Annual Engineer's Report on file with Public Works.

The assessments are subject to the results of ballot tabulation at the conclusion of the public hearing. Failure to transfer the territory or levy assessments will result in the inability to operate and maintain the streetlights as part of Tax Assessment Zone A and will result in the project not being allowed to record or be issued a building permit. The transfer of Tax Assessment Zone B to Tax Assessment Zone A within CLMD 10045 and La Mirada Zone B to La Mirada Zone A within CLD LLA-1 is authorized pursuant to sections 5855 and 22574 of the California Streets and Highways Code, respectively.

The adoption of the enclosed Resolution ordering the transfer of territory and the levying of increased assessments is required to provide the necessary funding for the operation and maintenance of the streetlights within the territory L 039-2015.

The boundary of the territory proposed for transfer has been reviewed and approved by Public Works and the Assessor in accordance with the requirements of section 58850 et seq. of the Government Code and is on file with Public Works. Following the Board's approval of the resolutions for the transfer of territory and levy of assessments and recordation of a final subdivision map, Public Works will file the Statement of Boundary Changes with the State Board of Equalization as required by California Government Code section 54900 et seq.

The resolutions have been approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from the provisions of CEQA. The project to transfer territory from Tax Assessment Zone B to Tax Assessment Zone A within CLMD10045 and La Mirada Zone B to La Mirada Zone A within CLD LLA-1 for the purpose of enhancing street lighting is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301(c) of the CEQA Guidelines and Class 1(x)(27) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, which specifically includes the formations or annexations to street lighting districts and installation of streetlights and involves no expansion of use.

In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project record.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The transfer of territory will result in ongoing funding for the operation and maintenance of street lighting for this territory and will have no impact on other services or projects.

CONCLUSION

Please return the adopted copy of this letter and a copy of the signed resolutions to the Department of Public Works, Traffic and Lighting Division. Also, please forward one adopted copy of the letter and resolutions to the Assessor, Ownership Services Section (Attention Sonia Carter Baltazar), and one to the Auditor-Controller, Tax Division (Attention Grace Kinoshita).

Respectfully submitted,



GAIL FARBER

Director

GF:DRL:dj

Enclosures

c: Chief Executive Office (Rochelle Goff)
County Counsel (Talin Halabi)
Executive Office

**COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
RESOLUTION ORDERING THE TRANSFER OF APPROVED TENTATIVE
SUBDIVISION TERRITORY FROM TAX ASSESSMENT ZONE B TO TAX
ASSESSMENT ZONE A WITHIN COUNTY LIGHTING MAINTENANCE
DISTRICT 10045 AND LA MIRADA ZONE B TO LA MIRADA ZONE A WITHIN
COUNTY LIGHTING DISTRICT LANDSCAPING AND LIGHTING ACT-1,
CONFIRMING A DIAGRAM AND ASSESSMENT, AND LEVYING OF
ASSESSMENTS WITHIN THE TRANSFERRED TERRITORY FOR
FISCAL YEAR 2016-17**

WHEREAS, the Board of Supervisors of the County of Los Angeles on April 5, 2016, adopted a Resolution of Intention to transfer approved tentative subdivision territory known as L 039-2015 from Tax Assessment Zone B to Tax Assessment Zone A within County Lighting Maintenance District 10045 and La Mirada Zone B to La Mirada Zone A within County Lighting District Landscaping and Lighting Act-1 (County Lighting Districts), and order the levying of assessments within the transferred territory for Fiscal Year 2016-17 to provide funds for the operation of streetlights in the transferred territory pursuant to provisions of the Improvement Act of 1911 and the Landscaping and Lighting Act of 1972; and

WHEREAS, the Executive Officer of the Board caused the notice of public hearing and levying of assessments to be mailed to all property owners within the territory subject to the proposed transfer at least 45 days prior to the date set for public hearing; and

WHEREAS, the Department of Public Works mailed notices and assessment ballots to property owners of identified parcels within the subdivision territory proposed for transfer pursuant to California Government Code section 53753, to indicate support of or opposition to the matter of an increased assessment; and

WHEREAS, said Board of Supervisors has heard all testimony and evidence with regard to the transfer and levying of assessments, has tabulated the returned assessment ballots concerning the proposed assessments for the subdivision territory shown in Appendix A, and has made a determination on whether a majority protest exists.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles that:

SECTION 1. The Board of Supervisors hereby finds that the public interest and convenience require the operation and maintenance of the street lighting improvements within the subdivision territory propose for transfer, provided that no majority protest exists.

SECTION 2. The Board of Supervisors hereby orders the transfer of territory listed in Appendix A from Tax Assessment Zone B to Tax Assessment Zone A and La Mirada Zone B to La Mirada Zone A within the County Lighting Districts, with the exception if a majority protest exists.

SECTION 3. The Board of Supervisors hereby determines that the territory identified will be benefited by the transfer of territory and hereby authorizes the boundary of said County Lighting Districts to be altered to include said benefited territory.

SECTION 4. The lighting district assessment and diagram, as set forth in Sections 3 and 4 of the Resolution of Intention, are hereby approved, confirmed, and adopted by the Board for all parcels of land within the subdivision territory proposed for transfer, as proposed or as modified by the Board.

SECTION 5. The adoption of this resolution constitutes the continuance of the previous Fiscal Year 2015-16 levying of assessments for all lots and parcels within the transferred subdivision territory and a \$19 dollar assessment rate per unit increase for a single-family residence with proportionate increases for other land uses for fiscal year commencing July 1, 2016, and ending June 30, 2017.

SECTION 6. The amounts to be assessed for the expense of the operation and maintenance of streetlights, shall be levied and collected in the same manner and by the same officers as taxes for County purposes and shall be disbursed and expended for operation, maintenance, and service of said County Lighting Districts, all as described in the Resolution of Intention.

SECTION 7. The Executive Officer of the Board is hereby authorized and directed to file a certified copy of these resolutions upon their adoption with the Assessor, Ownership Services Section (Attention Sonia Carter Baltazar) and with the Auditor-Controller, Tax Division (Attention Grace Kinoshita).

SECTION 8. Notwithstanding the foregoing, the above transfer of subdivision territory shall not become effective unless, when legally required, the final subdivision map is approved and recorded with the County of Los Angeles Registrar-Recorder/County Clerk.

APPENDIX A

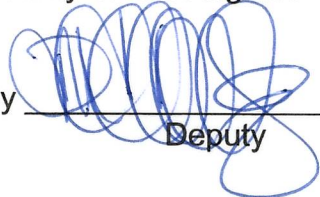
**PROPOSED TRANSFER OF TENTATIVE SUBDIVISION
TERRITORY FROM TAX ASSESSMENT ZONE B TO TAX
ASSESSMENT ZONE A WITHIN COUNTY LIGHTING MAINTENANCE
DISTRICT 10045 AND LA MIRADA ZONE B TO LA MIRADA ZONE A WITHIN
COUNTY LIGHTING DISTRICT LANDSCAPING AND LIGHTING ACT-1
LEVYING OF ASSESSMENTS
FISCAL YEAR 2016-17
COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

Subdivision	LLA-1 Zone	CLMD	Sup Dist.	County or City Area	Location	Majority Protest (Yes or No)
L 039-2015	La Mirada Zone A	10045A	4	La Mirada	Macaw Street to Alondra Boulevard	

The foregoing resolution was on the 24th day of May 2016, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing district, agencies, and authorities for which said Board so acts.



LORI GLASGOW
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By  Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By  Deputy

RESOLUTION NO. 15-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MIRADA
GRANTING CONSENT AND JURISDICTION TO THE COUNTY OF
LOS ANGELES IN THE MATTER OF COUNTY LIGHTING
MAINTENANCE DISTRICT 10045 AND COUNTY LIGHTING DISTRICT
LANDSCAPING AND LIGHTING ACT-1 L 039-2015**

A. Recitals.

- (i) The Board of Supervisors of the County of Los Angeles is about to commence proceedings under Divisions 7 and 15 of the Streets and Highways Code for the transfer of territory known as L 039-2015 from Tax Assessment Zone B to Tax Assessment Zone A within County Lighting Maintenance District 10045, and from La Mirada Zone B to La Mirada Zone A within County Lighting District Landscaping and Lighting Act-1.
- (ii) Zone A will have street lights installed in the City of La Mirada.
- (iii) All of the land included in Zone A lies within the boundary of the City of La Mirada.

B. Resolution.

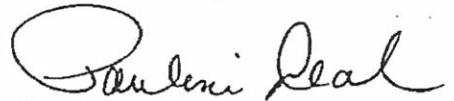
NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED as follows:

- 1. The public interest, convenience and necessity require the maintenance of a street lighting system located within said territory known as L 039-2015, as described in the attached map of Zone A within County Lighting Maintenance District 10045 and County Lighting District Landscaping and Lighting Act-1.
- 2. The City Council hereby consents to the transfer of said territory lying within the boundary of the City of La Mirada.
- 3. The land included within the boundary of Zone A, lying within the boundary of the City of La Mirada, will be benefitted by the proposed transfer of territory to Zone A and hereby consents to the inclusion of said lands within the proposed Zone A and to the assessment thereof.
- 4. ~~The consent of this City Council is hereby given to the commencement of~~ the proceedings for said transfer of territory within County Lighting Maintenance District 10045 and County Lighting District Landscaping and Lighting Act-1 by the Board of Supervisors of the County of Los Angeles, and to the exercise of exclusive jurisdiction of said Board of Supervisors over all proceedings necessary thereto for the purpose of consummating

the same, all in accordance with the provisions of Divisions 7 and 15 of the California Streets and Highways Code.

5. The Clerk of the City Council is hereby directed to certify and deliver two copies of this resolution to the Department of Public Works of the County of Los Angeles.
6. The City Clerk shall certify to the passage of this resolution by the City Council of the City of La Mirada, and shall cause the same to be posted in three (3) conspicuous places in the City of La Mirada, and it shall thereupon take effect.


APPROVED AND ADOPTED this 11th day of August 2015.


Pauline Deal, Mayor

ATTEST:

I, Anne Haraksin, City Clerk of the City of La Mirada, do hereby certify the foregoing Resolution No. 15-19 was duly adopted at a regular meeting of the City Council of the City of La Mirada held on the 11th day of August 2015 by the following roll call vote:

AYES: Councilmembers Eng, Mowles, Sarega, Mayor Pro Tem De Ruse, Mayor Deal
NOES: None
ABSENT: None
ABSTAIN: None


Anne Haraksin, City Clerk